

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: JUNE 6, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:
REZONING

ZON-18208 – ABEYANCE ITEM - PUBLIC HEARING - APPLICANT: FLETCHER JONES MANAGEMENT GROUP, INC. - OWNER: FLETCHER JONES, SR. TRUST - Request for a Rezoning FROM: R-1 (SINGLE FAMILY RESIDENTIAL) TO: C-2 (GENERAL COMMERCIAL) on a one-acre portion of 9.34 acres at 400 South Decatur Boulevard (APN 138-36-601-002), Ward 1 (Tarkanian). The Planning Commission (4-1-1 vote) and staff recommend DENIAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

1

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

The Planning Commission (4-1-1 vote) and staff recommend DENIAL.

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter
5. Revised Site Plan dated 04-13-07
6. Hearing request by Jones Vargas
7. Submitted at meeting – Review Journal article submitted by Nancy Trousdale for Items 97-100
8. Backup referenced from the 02-22-07 Planning Commission Meeting Item 20

Motion made by LOIS TARKANIAN to Approve Subject to Conditions

Passed For: 6; Against: 0; Abstain: 1; Did Not Vote: 0; Excused: 0

BRENDA J. WILLIAMS, LOIS TARKANIAN, LARRY BROWN, GARY REESE, STEVE WOLFSON, STEVEN D. ROSS; (Against-None); (Abstain-OSCAR B. GOODMAN); (Did Not Vote-None); (Excused-None)

NOTE: As advised by the City Attorney, MAYOR GOODMAN abstained, as he leases his vehicle from Fletcher Jones, and voting would be in violation of his ethical obligation to remain fair and partial.

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Minutes:

MAYOR GOODMAN declared the Public Hearing open on Items 97-100 and declared his abstention.

ATTORNEY ED GARCIA, Jones Vargas, 3773 Howard Hughes Parkway, appeared on behalf of the applicant and explained the purpose of the applications. This would be a significant upgrade, and the new location would move the noise issues and improve emission controls. In addition, some of the uses occurring outdoors will be moved to the proposed auto shop. Meetings have taken place with the neighbors and the applicant is in agreement with all requested conditions from the neighborhoods. The applicant desires to be a good neighbor and wants to invest in the neighborhood. ATTORNEY GARCIA noted that the site plan has changed since the proposal was presented to the Planning Commission.

NANCY TROUSDALE appeared in opposition to the use of Meadows Lane as the primary access street of the proposal when it is needed by the residents. She submitted an article from the Review Journal relating to carbon dioxide.

BONNIE SHEPTON, 433 Purple Finch Drive, stated she was recently made aware that there would be two entrances. She asked if both entrances will be going in the same direction.

KAREN JOECKLE, 333 Wild Plum Lane, verified that there will be a 12-foot barrier along the north wall of Meadows Lane. She also requested clarifications on the proposed conditions. COUNCILWOMAN TARKANIAN clarified that only one new entrance is being added, as one already exists. The additional conditions mitigate all concerns expressed by the adjacent residents. She asked staff to read those in the record.

MARGO WHEELER, Director of Planning and Development Department, and BART ANDERSON, Public Works Department, read the conditions as requested by COUNCILWOMAN TARKANIAN.

In reply to COUNCILMAN REESE'S query on who will ensure the adherence of all conditions, COUNCILWOMAN TARKANIAN replied that they will be enforced by Code Enforcement.

ATTORNEY GARCIA committed to adhere to all conditions. He clarified that the additional access will be restricted limited use on the western portion of the property closest to the residential areas. The public access will be from the east entrance.

ANN PACKAD expressed concern about the odor. MS. WHEELER clarified that the western and southern doors will be closed while work is being conducted within the buildings. COUNCILWOMAN TARKANIAN added that this will be an up-to-date environmentally controlled paint shop. She requested that a condition be added that all work will be done inside the building on the northwest site.

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COUNCILWOMAN TARKANIAN thanked ATTORNEY GARCIA and KATIE FELLOWS for the number of meetings held and the residents from the Promenade for their patience and input.

MAYOR PRO TEM REESE declared the Public Hearing closed on Items 97-100.

